



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: January 24, 2006

Department: Zoning, Building, &
Planning

Staff Contact: Adella Gallegos, Assoc. Program
Planner

TITLE: CONSENT: Special Use Permit for an Institution of a Religious Nature (to include a multipurpose room and dormitory) (CSU-50033)

COUNTY PLANNING COMMISSION RECOMMENDATION:

APPROVAL

SUMMARY:

At the December 7, 2005 public hearing the County Planning Commission voted (4-0; Commissioner Becerra, Facio and Montano excused) to recommend approval of a Special Use Permit for an Institution of a Religious Nature (to include a multipurpose room and dormitory) on easterly portion of Tract A, Cristo Del Rey Addition, located at 5626 Isleta Boulevard SW containing approximately 7.20 acres. The decision was based on the following six (6) Findings and subject to the following five (5) Conditions:

Findings:

1. This is a request for an amendment to an existing Special Use Permit to include a multipurpose room and dormitory on the easterly portion of Lot A, Cristo Rey Addition, located at 5626 Isleta Boulevard SW, zoned A-1, containing approximately 7.20 acres.
2. The property is within the Rural Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
3. The request is consistent with the health, safety, and general welfare of the residents and surrounding community.
4. The request will preserve the integrity and character of the zone and will not have an adverse impact on the surrounding properties or community.
5. This request is consistent with Resolution 116-86 in that this land use is more advantageous to the community in that it compliments the residential areas by retaining their rural character as articulated in Policies 3.a of the Albuquerque/Bernalillo County Comprehensive Plan.

6. The Special Use Permit for a Convent and Dormitory, (CSU-76-9) and Special Use Permit for a Nursing Home for Retarded Children (Casa Angelica Hospital, (SU-136) are superseded by the amended Special Use Permit for a Institution of a Religious Nature (Convent & Dormitory) and the Casa Angelica Hospital (CSU-50033).

Conditions:

1. Lighting shall be site specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent properties.
2. The applicant shall submit a revised site plan consistent with the Conditions of Approval to the Zoning Administrator within two months after final Board of County Commission approval. The revised site plan shall include the landscaping and the designated parking spaces for the dormitory, multipurpose room and the Casa Angelica Hospital site. The warehouse (identified on the October 24, 2005 site plan) shall be labeled as multipurpose room.
3. The Special Use Permit shall be issued for the life of the use.
4. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
5. The forgoing Conditions shall become effective immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (September 9, 2005)
2. County Planning Commission Information Packet
3. Site Plan (Commissioners Only)

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval

VERSION 4.0